

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode
28 KILLEEN AVENUE BLACK HILL VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price or range between \$575,000 & \$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Black Hill
Period-from <input type="text"/> 01 Jan 2025	to <input type="text"/> 31 Dec 2025	Source <input type="text"/> Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
8 KILLEEN AVENUE BLACK HILL VIC 3350	\$600,000	19-Sep-25
27 GREGORY STREET BLACK HILL VIC 3350	\$575,000	10-Sep-25
814 HAVELOCK STREET BLACK HILL VIC 3350	\$590,000	23-Feb-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 29 January 2026



8 KILLEEN AVENUE BLACK HILL
VIC 3350

3 1 3

Sold Price

\$600,000 Sold Date **19-Sep-25**

Distance **0.15km**



27 GREGORY STREET BLACK HILL
VIC 3350

3 1 2

Sold Price

\$575,000 Sold Date **10-Sep-25**

Distance **0.21km**



814 HAVELOCK STREET BLACK
HILL VIC 3350

3 1 4

Sold Price

\$590,000 Sold Date **23-Feb-25**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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